

STATE OF ALABAMA

COUNTY OF SHELBY

**AUCTIONEER'S DEED**

WHEREAS, K. RENEE KENNEDY, an unmarried individual, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), acting solely as nominee for Lender, NATIONWIDE ADVANTAGE MORTGAGE COMPANY, INC., and Lender's successors and assigns, dated May 24, 2005, and recorded in Instrument No. 20050606000272860 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently transferred to NATIONWIDE ADVANTAGE MORTGAGE COMPANY, INC., by instrument recorded in Book \*, Page \_\_\_\_\_ of said Probate Court records.   
\* Inst # 20100315 0000 74480

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door of the City of Columbiana, 35051, Shelby County, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in The Shelby County Reporter, published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on December 2<sup>nd</sup>, 9<sup>th</sup>, and 16<sup>th</sup>, 2009, fixing the time of the sale of said property to be during the legal hours of sale on the 4<sup>th</sup> of January, 2010 in front of the Courthouse door, Shelby County, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 4<sup>th</sup> day of January, 2010, at the front door of the Courthouse in Shelby



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County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$113,228.18 cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said NATIONWIDE ADVANTAGE MORTGAGE COMPANY, INC. by and through Marcus Clark, as such auctioneer, and as its attorney-in-fact, and K. RENEE KENNEDY, by Marcus Clark, as her attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE STATE OF ALABAMA, COUNTY OF SHELBY, TO-WIT: LOT 7, BLOCK 8, ACCORDING TO THE MAP AND SURVEY OF PLANTATION SOUTH, THIRD SECTOR, PHASE IV, AS RECORDED IN MAP BOOK 16, PAGE 128, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY CONVEYED TO K. RENEE KENNEDY BY DEED FROM SCOTT F. ALLEN AND WIFE, SHERRY K. ALLEN RECORDED 06/28/2002 IN DEED BOOK 2002, PAGE 30376, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.**

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said NATIONWIDE ADVANTAGE MORTGAGE COMPANY, INC., by and through Marcus Clark, as the auctioneer who conducted said sale, and as its attorney-in-fact, and K. RENEE KENNEDY by Marcus Clark, as her attorney-in-fact, have hereunto set their hands and seals on this the 4<sup>th</sup> day of January, 2010.

**NATIONWIDE ADVANTAGE MORTGAGE  
COMPANY, INC.**

BY: 

**MARCUS CLARK**

As Attorney-in-Fact and Auctioneer





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STATE OF ALABAMA

COUNTY OF William

I, the undersigned Notary Public in and for said State and County, hereby certify that **MARCUS CLARK**, whose name as attorney-in-fact and auctioneer for **K. RENEE KENNEDY** and **NATIONWIDE ADVANTAGE MORTGAGE COMPANY, INC.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such auctioneer and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 4th day of January, 2010

Melody Bates

NOTARY PUBLIC, State at Large

My Commission Expires: **MY COMMISSION EXPIRES 07-27-2011**

GRANTEE'S ADDRESS:

1100 Locust St, Dept. 2009

Des Moines, IA 50391-9000

This Instrument Was Prepared By:

Beth McFadden Rouse  
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